168.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,600 / 637,600
					USE VALUE:	637,600 / 637,600
					ASSESSED:	637,600 / 637,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WU DAVID C
Owner 2:	
Owner 3:	
Street 1:	57 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC NAMARA GERTRUDE A -
Owner 2:	-
Street 1:	57 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1927, having primarily Aluminum Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	217,600		420,000	637,600
Total Card	0.138	217,600		420,000	637,600
Total Parcel	0.138	217,600		420,000	637,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.15 | /Parcel: 433.1

Legal Description

User Acct 111266

GIS Ref

GIS Ref

Insp Date 10/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 168.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,700	0	6,000.	420,000	637,700	637,700	Year End Roll	12/18/2019
2019	101	FV	196,600	0	6,000.	420,000	616,600	616,600	Year End Roll	1/3/2019
2018	101	FV	191,200	0	6,000.	354,000	545,200	545,200	Year End Roll	12/20/2017
2017	101	FV	191,200	0	6,000.	324,000	515,200	515,200	Year End Roll	1/3/2017
2016	101	FV	191,200	0	6,000.	276,000	467,200	467,200	Year End	1/4/2016
2015	101	FV	167,600	0	6,000.	240,000	407,600	407,600	Year End Roll	12/11/2014
2014	101	FV	167,600	0	6,000.	222,000	389,600	389,600	Year End Roll	12/16/2013
2013	101	FV	167,600	0	6,000.	211,200	378,800	378,800		12/13/2012

!12997!

PRINT

Date	Time
12/11/20	03:00:44

LAST REV

Date	Time
03/27/20	09:44:22

danam

12997

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC NAMARA GERTR	73309-181	1	9/19/2019		651,250	No	No		
	10363-352		9/19/1963			No	No		Edward Michael McNamara dod 7/9/1971

USER DEFINED

Prior Id # 1:	111266
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	234	Redo Bat	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2020	SQ Returned	MM	Mary M
11/18/2019	Mail Update	JO	Jenny O
10/1/2018	MEAS&NOTICE	HS	Hanne S
10/29/2008	Meas/Inspect	345	PATRIOT
1/21/2000	Inspected	276	PATRIOT
12/7/1999	Measured	264	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj $ / SQ:	139.693
Other Features:	62100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315432
Depreciation:	97784
Depreciated Total:	217648

COMMENTS

BMT GAR NO ACCESS OF=BMT SINK & SINK IN HST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

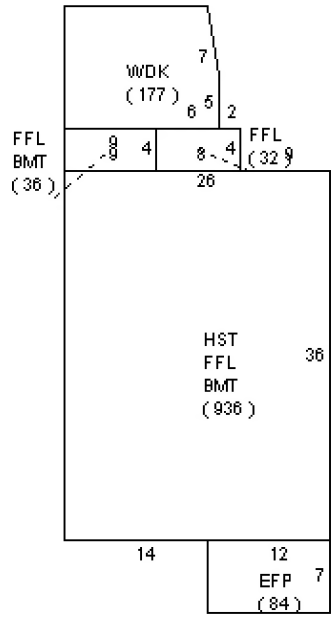
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,004	139.690	140,252
BMT	Basement	972	41.910	40,735
HST	Half Story	468	139.690	65,376
WDK	Deck	177	11.480	2,032
EFP	Enclos Porch	84	58.770	4,937

Net Sketched Area:	2,705	Total:	253,332
Size Ad	1472	Gross Are	3173	FinArea	1472
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	139.69
Special Features:	0	Val/Su Net:	80.44
Final Total:	217600	Val/Su SzAd	147.83

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	